



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, March 15, 2010**

The **STATE PUBLIC WORKS BOARD** will meet on
**Monday, March 15, 2010, at 10:00 a.m. in Room 113,
State Capitol, Sacramento, California.**

In accordance with provisions of Section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Monday
March 15, 2010
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

Ana J. Matosantos Director, Department of Finance
Ronald Diedrich, Acting Director, Department of General Services
Randell Iwasaki, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Ms. Pam Harris, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Mike Eng, Legislative Advisor
Assembly Member, Mary Hayashi, Legislative Advisor
Assembly Member, Sandre Swanson, Legislative Advisor
Senator, Mark J. DeSaulnier, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Abel Maldonado, Legislative Advisor

II. Approval of minutes from the February 16, 2010 meeting

III. Bond Items	Page 3
IV. Consent Items	Page 12
V. Other Business	Page 42
VI. Reportables	Page 42

BOND ITEMS

BOND ITEM—1

2010 SERIES A VARIOUS CAPITAL PROJECTS

Judicial Council (0252)

Project: **Susanville Courthouse**

Location: Susanville, Lassen County

Authority: Chapter 1, Statutes of 2009, 3rd Extraordinary Session, Line Item 0250-301-0660(1)

Department of Forestry and Fire Protection (3540)

Project: **Altaville Forest Fire Station – Replace Facility**

Location: Calaveras County

Authority: Chapter 379, Statutes 2002, Item 3540-301-0660 (21), as reappropriated by Budget Act 2003 and 2004, and as partially reverted by the Budget Act 2005; Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660 (3.95), as reappropriated by the Budget Act 2007; Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (6.5); and Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660 (11)

Project: **Bautista Conservation Camp – Replace Modular Buildings**

Location: Riverside County

Authority: Chapter 379, Statutes of 2002, Item 3540-301-0660 (20), as reappropriated by the Budget Act 2004, as partially reverted by the Budget Act 2005; Chapter 208, Statutes of 2004, Item 3540-301-0660 (6), as partially reverted by the Budget Act of 2005; Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660 (3.9), as reappropriated by the Budget Acts of 2007, and partially reverted by Budget Act 2008, and reappropriated by Budget Act 2009; Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (5.4), as reappropriated by the Budget Act of 2009; and Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660 (10), as reappropriated by the Budget Act of 2009.

Project: **Cuyamaca Forest Fire Station – Relocate Facility**

Location: San Diego County

Authority: Chapter 208, Statutes of 2004, Item 3540-301-0660 (4), as reappropriated by the Budget Acts 2008 and 2009; and Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (3.5), as reappropriated by the Budget Act 2009.

Project: Mendocino Ranger Unit Headquarters – Replace Automotive Shop
Location: Mendocino County
Authority: Chapter 3, Statutes 2002, Third Extraordinary Session, as reverted by Budget Act 2005;
Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660 (1.8), as reappropriated by the Budget Act of 2008;
Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (0.5); and
Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660 (0.5).

Project: North Region Forest Fire Station Facilities
Location: Buckhorn Fire Station, Shasta County
Point Arena Fire Station, Mendocino County
Whitmore Fire Station, Shasta County
Del Puerto Fire Station, Stanislaus County
Elk Creek Fire Station, Glenn County
Thorn Forest Fire Station, Humboldt County
Forest Ranch Fire Station, Butte County
Susanville Fire Station, Lassen County
Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (1), as reappropriated by the Budget Acts of 2008 and 2009; and
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (2.5), as reappropriated by the Budget Act of 2009.

Project: Statewide: Construct Forest Fire Stations – Replace Facilities
Location: Bridgeville Fire Station, Humboldt County
Weott Fire Station, Humboldt County
Boonville Fire Station, Mendocino County
Cloverdale Fire Station, Sonoma County
Colfax Fire Station, Placer County
Nevada City Fire Station, Nevada County
Authority: Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660 (4), as reappropriated by the Budget Acts of 2007, 2008, and 2009.

Project: Warner Springs Forest Fire Station – Replace Facility
Location: San Diego County
Authority: Chapter 157, Statutes of 2003, Item 3540-301-0660 (3), as partially reverted by the Budget Act of 2005;
Chapter 208, Statutes 2004, Item 3540-301-0660 (3.6), partially reverted by the Budget Act of 2005;
Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660 (3.4), as reappropriated by the Budget Act of 2008;
Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (2.3), as reappropriated by the Budget Act of 2009; and
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (7).

Department of Corrections and Rehabilitation (5225)

Project: **Intermediate Care Facility**

Location: California Medical Facility, Vacaville

Authority: Government Code Sections 15819.40(c) & (d) and 15819.401-15819.404

Project: **Acute/Intermediate Care Facility**

Location: California Institution for Women, Chino

Authority: Government Code Sections 15819.40(c) & (d) and 15819.401-15819.404

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2010 Series A, Various Capital Projects, which may be sold as a single series or in two subseries and may include tax exempt bonds or federally taxable Build America Bonds.
2. Approve the form of and authorize the execution of a Ninety-Eighth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Leases between the above listed Departments and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Leases between the State Public Works Board and the above listed Departments.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed	\$228,136,000
Estimated Par Value of Bonds to be Issued	\$366,265,000
"To Not Exceed" Par Amount	\$375,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

2010 Series A
Various Capital Projects

Action Requested

The requested action would authorize the sale of the 2010 Series A lease revenue bonds, which may include one or more sub-series, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

The projects are within scope.

Judicial Council Project

Susanville Courthouse Project (the “Courthouse Project”) consists of construction of a new courthouse for the Superior Court of California, County of Lassen. The Courthouse Project will construct a two story, 42,300 square foot facility and will be located in the city of Susanville on state-owned land. It will be two stories in height with a steel moment frame structural system on a mat foundation. The Courthouse Project is sited on 5.43 acres and is accessed by two streets in Susanville. This dual access provides for separation of public and court staff/in-custody parking/circulation.

The facility includes 3 multi-purpose courtrooms, a hearing room, chambers for four judicial officers, offices for staff, a law library, a family court services center, public counters for court business, a self-help center, and a lobby area designed to properly support security screening of visitors. The building also contains in-custody holding for defendants awaiting court appearances. The site includes a surface parking area with 143 public use spaces, 6 secured parking spaces, and a secure covered area for transfer of in-custody defendants.

The Courthouse Project is estimated to go out to bid by May 2010. Construction of the new courthouse is scheduled to begin in July 2010, is expected to last 17 months, and it is anticipated that the Courthouse Project will be fully operational and occupied by January 2012. The Courthouse Project cost is estimated to be \$38,937,000 of which approximately \$33,919,000 is expected to be financed by the Judicial Council Bonds.

CAL FIRE Projects

Altaville Forest Fire Station – Replace Facility Project (the “Altaville Project”), a one-engine fire station, is located on state-owned property in Calaveras County. It consists of a 10-bed barracks/mess hall (3,618 square feet), 2-bay apparatus building with office (1,697 square feet), dozer shed (1,982 square feet), storage building with fuel storage, relocation of existing hose rack, demolition, site work, electrical service upgrades, communications cabling, utilities, paving, and all associated appurtenances. The Altaville Forest Fire Station is the Division Headquarters for the Altaville Battalion, with protection responsibility that includes the New Melones Reservoir Recreation Area, and portions of the Stanislaus River and San Domingo Watersheds.

The Altaville Project is estimated to go out to bid by May 2010. Construction of the Altaville Project is expected to last 14 months, and occupancy is expected January 2012. The total project cost is estimated to be \$5,504,000, of which approximately \$5,317,000 is expected to be financed with proceeds from the 2010A Bonds.

Bautista Conservation Camp – Replace Modular Buildings Project (the “Bautista Project”) is located on state-owned property in Riverside County. It consists of seven dormitories (1,500 square feet each), kitchen/mess hall (4,500 square feet), Bachelor Officers Quarters (2,450 square feet), new generator, new HVAC systems, and all associated appurtenances. The Bautista Conservation Camp houses 120 inmates who serve as hand crews for fire suppression, flood control, and earthquake response throughout the state. When not responding to emergencies, the crews perform a variety of conservation related work for state, federal, and local agencies in the area.

The Bautista Project is estimated to go out to bid by May 2010. Construction of the Bautista Project is expected to last 18 months, and occupancy is expected March 2012. The total Bautista Project cost is estimated to be \$8,803,000, of which approximately \$8,630,000 is expected to be financed with proceeds from the 2010A Bonds.

Cuyamaca Forest Fire Station – Relocate Facility Project (the “Cuyamaca Project”), a one-engine fire station, located on state-owned property in San Diego County. It consists of an 8-bed barracks/mess hall (2,330 square feet), 2-bay apparatus building (1,697 square feet), storage building with 1,000 gallon above-ground fuel tank (150 square feet), fencing, driveways, sidewalks, curbs, sewer, gas, electrical, telephone, irrigation, landscaping, and all associated appurtenances. The Cuyamaca Forest Fire Station provides fire protection to 28,000 acres of ranch, residential, and unimproved property in the eastern part of San Diego County, including the Cuyamaca Rancho State Park.

The Cuyamaca Project is estimated to go out to bid by May 2010. Construction of the Cuyamaca Project is expected to last 24 months, and occupancy is expected in September 2012. The total Cuyamaca Project cost is estimated to be \$4,898,000, of which approximately \$4,358,000 is expected to be financed with proceeds from the 2010A Bonds.

Mendocino Ranger Unit Headquarters – Replace Automotive Shop Project (the “Automotive Shop Project”) is located on state-owned property in Mendocino County, consists of a 6-bay apparatus/automotive shop (6,000 square feet) with offices, restroom, storage, hydraulic lifts, hazardous materials drainage, paving, landscaping, utilities, and all associated appurtenances. The Mendocino Ranger Unit Headquarters houses CAL FIRE Administration, Fire Prevention, and Resources Management, protecting 2.2 million acres of State Responsibility Area.

The Automotive Shop Project is estimated to go out to bid by May 2010. Construction is expected to last 12 months, and occupancy is expected September 2011. The total Automotive Shop Project cost is estimated to be \$4,041,000, of which approximately \$3,764,000 is expected to be financed with proceeds from the 2010A Bonds.

North Region Forest Fire Station Facilities Project (the “North Regions Project”) consists of eleven sites throughout the state. The 2010A Bonds are being secured by the following six fire stations: Buckhorn, Point Arena, Whitmore, Del Puerto, Elk Creek, Thorn Forest, Forest Ranch and Susanville, and are described below.

Buckhorn Fire Station is a -one-engine fire station, located on state-owned property in Shasta County. It consists of an 8-bed barracks/mess hall (3,134 square feet), generator/pump/storage building (648 square feet), 5,000 gallon water storage tank, hose wash rack, fencing, site work, utilities, paving, curbs, walkways, and all associated appurtenances. The Buckhorn Fire Station is estimated to go out to bid by April 2010. Construction is expected to last 14 months, and occupancy is expected September 2011.

The Buckhorn Project cost is estimated at \$2,096,000 and is to be financed from the proceeds of the 2010A Bonds.

Point Arena Fire Station is a one-engine fire station, located on state-owned property in Mendocino County. It consists of a 2-bay apparatus building (1,664 square feet), generator/pump/storage building (648 square feet), hose wash rack, fuel vault, fencing, site work, utilities, paving, curbs, walkways, and all associated appurtenances. The Point Arena Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 14 months, and occupancy is expected January 2012. The Point Arena Project cost is estimated at \$1,591,000 and is to be financed from the proceeds of the 2010A Bonds.

Whitmore Fire Station is a two-engine fire station, located on state-owned property in Shasta County. It consists of a 12-bed barracks/mess hall (3,753 square feet), generator/pump/storage building (648 square feet), 20,000 gallon water storage tank, hose wash rack, fencing, site work, utilities, paving, curbs, walkways, landscaping, and all associated appurtenances. The Whitmore Fire Station is estimated to go out to bid by April 2010. Construction is expected to last 14 months, and occupancy is expected September 2011. The Whitmore Project cost is estimated at \$2,118,000 and is to be financed from the proceeds of the 2010A Bonds.

Del Puerto Fire Station is a one-engine fire station, located on state-owned property in Stanislaus County. It consists of a 10-bed barracks/mess hall (3,620 square feet), dozer shed (1,982 square feet), generator/pump/storage building (648 square feet), administrative office building (512 square feet), vehicle wash rack building (1,540 square feet), fencing, site work, utilities, paving, curbs, fuel vault, walkways, and all associated appurtenances. The Del Puerto Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 14 months, and occupancy is expected on January 2012. The Del Puerto Project cost is estimated at \$3,836,000 and is to be financed from the proceeds of the 2010A Bonds.

Elk Creek Fire Station is a two-engine fire station, located on state-owned property in Glenn County. It consists of a 12-bed barracks/mess hall (3,753 square feet), generator/pump/storage building (648 square feet), 20,000 gallon water tank, hose wash rack, site work, utilities, paving, landscaping, and all associated appurtenances. The Elk Creek Fire Station is estimated to go out to bid by September 2010. Construction is expected to last 14 months, and occupancy is expected March 2012. The Elk Creek Project cost is estimated at \$2,243,000 and is to be financed from the proceeds of the 2010A Bonds.

Thorn Forest Fire Station is a one-engine fire station, located on state-owned property in Humboldt County. It consists of an 8-bed barracks/mess hall (3,135 square feet), generator/pump/storage building (648 square feet), fencing, site work, utilities, paving, curbs, walkways, landscaping, and all associated appurtenances. The Thorn Forest Fire Station is estimated to go out to bid by May 2010. Construction is expected to last 14 months, and occupancy is expected November 2011. The Thorn Forest Project cost is estimated at \$1,867,000 and is to be financed from the proceeds of the 2010A Bonds.

Forest Ranch Fire Station is a two-engine fire station, located on state-owned property in Butte County. It consists of a 12-bed barracks/mess hall (3,753 square feet), apparatus building bay addition (335 square feet), Battalion Chief's office (156 square feet), generator/storage building (648 square feet), 20,000 gallon water tank, new water system, hose wash rack, fencing, site work, utilities, paving, curbs, walkways, landscaping, site drainage, and all associated appurtenances. The Forest Ranch Fire Station is estimated to go out to bid by May 2010. Construction is expected to last 14 months, and

occupancy is expected January 2012. The Forest Ranch Project cost is estimated at \$2,346,000 and is to be financed from the proceeds of the 2010A Bonds.

Susanville Fire Station is a two-engine fire station, located on state-owned property in Lassen County. It consists of a 14-bed barracks/mess hall (3,953 square feet), generator/storage building (396 square feet), Battalion Chief's office (156 square feet), fencing, site work, utilities, paving, curbs, walkways, and all associated appurtenances. The Susanville Fire Station is estimated to go out to bid by May 2010. Construction is expected to last 14 months, and occupancy is expected November 2011. The Susanville Project cost is estimated at \$2,049,000 and is to be financed from the proceeds of the 2010A Bonds.

The total North Regions Project cost is estimated to be \$25,045,000, of which approximately \$18,392,000 is expected to be financed with proceeds from the 2010A Bonds.

Statewide: Construct Forest Fire Stations – Replace Facilities Project (the "Statewide Fire Stations Project") consists of six sites throughout the state. The six sites are: Bridgeville, Weott, Boonville, Cloverdale, Colfax, and Nevada City, as described below:

Bridgeville Fire Station is a one-engine fire station, located on state-owned property in Humboldt County. It consists of an 8-bed barracks/mess hall (3,134 square feet), 2-bay apparatus building (1,664 square feet), office building (1,650 square feet), generator/pump building (300 square feet), storage building (120 square feet), new well, hose wash rack, landscaping, irrigation, fencing, two 1,150 gallon LPG tanks, one 1,500 gallon fuel tank, foundation for a 45 foot communications tower, demolition, paving, sidewalks, utilities, and all associated appurtenances. The Bridgeville Fire Station is estimated to go out to bid by April 2010. Construction is expected to last 12 months, and occupancy is expected July 2011. The Bridgeville Project cost is estimated at \$4,760,000 and is to be financed from the proceeds of the 2010A Bonds.

Weott Fire Station is a two-engine fire station, located on state-owned property in Humboldt County. It consists of a 12-bed barracks/mess hall (3,753 square feet), 3-bay apparatus building (1,999 square feet), administrative office building (1,650 square feet), generator/pump building (448 square feet), 20,000 gallon water storage tank, booster pump and facility hydrant system, utilities, hose wash rack, two 1,000 gallon LPG tanks, one 1,500 gallon fuel tank, foundation for a 45 foot communications tower, demolition, grading, drainage, paving, sidewalks, landscaping, irrigation, fencing, and all associated appurtenances. The scope of work also includes new siding, roofing, and paint on the existing storage building. The Weott Fire Station is estimated to go out to bid by April 2010. Construction is expected to last 12 months, and occupancy is expected July 2011. The Weott Project cost is estimated at \$3,995,000 and is to be financed from the proceeds of the 2010A Bonds.

Boonville Fire Station is a two-engine fire station, located on state-owned property in Mendocino County. It consists of a 14-bed barracks/mess hall (3,945 square feet), 3-bay apparatus building (1,999 square feet), 2-bay dozer shed (1,985 square feet), office building (1,699 square feet), generator/pump building (300 square feet), storage building (120 square feet), new well, septic system, 70' radio tower/antennae, fuel tanks, grading, utilities, retaining walls, paving, curbs, sidewalks, hose wash rack, landscaping, fencing, demolition, and all associated appurtenances. The Boonville Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 12 months, and occupancy is expected November 2011. The Boonville Project cost is estimated at \$6,623,000 and is to be financed from the proceeds of the 2010A Bonds.

Cloverdale Fire Station is a two-engine fire station, located on state-owned property in Sonoma County. It consists of a 12-bed barracks/mess hall (3,753 square feet), 3-bay apparatus building (1,999 square feet), generator/pump building (267 square feet), storage building (120 square feet), paving, landscaping, utilities, fencing, demolition, and all associated appurtenances. The existing septic and leach field lines will be abandoned and all sewage will be connected to the municipal sewer system. The Cloverdale Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 12 months, and occupancy is expected November 2011. The Cloverdale Project cost is estimated at \$4,615,000 and is to be financed from the proceeds of the 2010A Bonds.

Colfax Fire Station is a one-engine fire station, located on state-owned property in Placer County. It consists of an 8-bed barracks/mess hall (3,134 square feet), 2-bay apparatus building (1,697 square feet), generator building (395 square feet), administrative office (156 square feet), storage building (120 square feet), grading, drainage, paving, curbs, sidewalks, landscaping, fencing, hose wash rack, utilities, demolition, and all associated appurtenances. The Colfax Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 12 months, and occupancy is expected December 2011. The Colfax Project cost is estimated at \$3,756,000 and is to be financed from the proceeds of the 2010A Bonds.

Nevada City Fire Station is a two-engine fire station, located on state-owned property in Nevada County. It consists of a 14-bed barracks/mess hall (3,945 square feet), 3-bay apparatus building (1,950 square feet), 5-bay auto shop (6,400 square feet), dozer shed (1,984 square feet), administrative office building (1,950 square feet), generator building (150 square feet), storage building (120 square feet), covered vehicle wash rack, grading, utilities, drainage, retaining walls, paving, curbs, sidewalks, hose wash rack, landscaping, fencing, demolition, and all associated appurtenances. The Nevada City Fire Station is estimated to go out to bid by July 2010. Construction is expected to last 20 months, and occupancy is expected July 2012. The Nevada City Project cost is estimated at \$11,056,000 and is to be financed from the proceeds of the 2010A Bonds.

The total cost of the Statewide Fire Stations Project is approximately \$36,775,000, all of which will be financed with proceeds from the 2010A Bonds.

Warner Springs Forest Fire Station – Replace Facility Project (the “Warner Springs Project”) is one-engine fire station, located on state-owned property in San Diego County. It consists of an 8-bed barracks/mess hall (2,376 square feet), 2-bay apparatus building (1,697 square feet), storage building (156 square feet), and all associated appurtenances. Warner Springs Fire Station provides initial attack response for Northeastern San Diego County, more than 210,000 acres. Located in the Lake Henshaw basin, the station is responsible for the area south of Riverside County down to the Volcan Mountain Range and from the eastern slope of Palomar Mountain to Imperial County.

The Warner Springs Project is estimated to go out to bid by May 2010. Construction is expected to last 12 months, and occupancy is expected September 2011. The total Warner Springs Project cost is estimated to be \$5,248,000, of which the total amount will be financed with proceeds from the 2010A Bonds.

Department of Corrections and Rehabilitation Projects

California Medical Facility (CMF) Intermediate Care Facility Project (the “CMF Project”) includes the design and construction of a single story slab-on-grade building consisting of approximately 44,000 square feet. Housing, treatment, and support space will be approximately 34,000 square feet and will provide 64 single occupancy cells and four observation cells, with exterior walls of reinforced concrete masonry and an Exterior Insulations Finish System (EIFS) and a membrane roofing system. Administrative space will be approximately 10,000 square feet and will have exterior bearing walls of 6-inch wood studs with cement plaster finish and a membrane roofing system. Recreation yards will total 7,040 square feet, and consist of a group recreation yard and two small management yards. The facility will be licensed pursuant to Title 22 and Title 24 Correctional Treatment Center standards and will provide additional capacity for the CDCR’s rapidly growing population of male inmates who require a licensed inpatient level of mental health care.

The existing electrified fence will be extended to encompass the new facility and two new Guard Towers will be added. The existing perimeter roadway will be rerouted around the new facility, 198 parking spaces will be added and existing infrastructure including water, wastewater, natural gas, and normal and emergency power will be extended to the new building and Guard Towers.

Design of the CMF Project is complete and it was bid on February 3, 2010. Construction is scheduled to begin April 2010, is expected to last 20 months, and occupancy is expected March 2012. The total CMF Project cost is estimated to be \$53,768,000 of which approximately \$49,854,000 is expected to be financed with proceeds from the 2010A Bonds.

California Institute for Women (CIW) Acute/Intermediate Care Facility Project (the “CIW Project”) will provide a 45-bed licensed inpatient mental health facility consisting of housing, treatment, support and administration services. It is estimated that the facility will consist of approximately 53,531 square feet. The CIW Project will be a two story building located within the expanded secure perimeter of CIW. It will be located adjacent to and licensed under the existing CIW Correctional Treatment Center license.

The housing and treatment space will be approximately 44,440 square feet and will provide 45 single occupancy cells. The administration space will be located on the second floor and will be approximately 10,091 square feet. This new facility will overlap the existing perimeter fence sewer line. Therefore, temporary perimeter fencing and a temporary guard tower will need to be constructed. The project includes two additional permanent guard towers. Improvements to the existing site utilities are required to provide service to the facility. Additionally, the 8” high-pressure force sewer main currently located parallel to the exterior perimeter road will be moved outside the perimeter. While this force main is located on CIW property, it is managed by the Inland Empire Utility District. Once relocated, this force main will remain under the management of that utility company. A 180 space parking area will be provided east of the secure perimeter of the prison near the entry, and adjacent to the existing parking.

Design of the CIW Project is complete and it is estimated to go to bid on March 18, 2010. Construction is scheduled to begin May 2010, is expected to last 19 months, and occupancy is expected March 2012. The total CIW Project cost is estimated to be \$58,550,000, of which \$56,378,000 is expected to be financed with proceeds from the 2010A Bonds.

Staff Recommendation: Adopt the resolution.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
TORRANCE COURTHOUSE
LOS ANGELES COUNTY

AOC Facility Number 19-C1-4, DGS Parcel Number 10636

Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with Section 70301 of the Government Code, as amended.

Consider accepting real property through a transfer of title

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
Torrance Courthouse
Los Angeles County

Action Requested

If approved, the requested action would authorize the acceptance of real property through a transfer of title.

Scope Description

This transaction is within scope. The County of Los Angeles (County) is transferring fee title in and to the Court Facility commonly known as Torrance Courthouse, located at 825 Maple Avenue, Torrance, California (Court Facility), situated in the city of Torrance, California to the State of California (State) acting by and through the Judicial Council of the California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement Between the Council, AOC, and the County for the Transfer of Responsibility for Court Facility, dated November 18, 2008 (Transfer Agreement). The Court Facility, constructed in 1967, consists of approximately 16.6 acres of real property improved with a five-story plus basement courthouse building, an annex building, a jury assembly trailer and a traffic division court trailer, two onsite parking areas, an unimproved parcel of land located north of the courthouse with a street address of 555-575 Maple Avenue, and associated landscaping. The Court Facility will be shared and occupied by the Superior Court and the County. The Superior Court will occupy 95,585 square feet (85.1 percent) and the County will continue to occupy 16,685 square feet (14.9 percent) of the Court Facility. Following the no-cost of transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Funding and Cost Verification

This transaction is within cost. The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to the Trial Court Facilities Act of 2002 (the Act). The only costs associated with acceptance of this no-cost acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 24, 2009. The 35-day statutes of limitation period expired on March 31, 2009, without challenge.

Project Schedule

The estimated close of escrow is April 2010.

Condition of Property

A Phase I Environmental Site Assessment and seismic assessment were completed on the Court Facility. The following findings were made:

Phase I

A Phase I Environmental Site Assessment (ESA) report was completed in September 2008. The Phase I report identified the presence of a former oil well on the subject site, a historical closed diesel leak, and several offsite properties with the potential to impact the subject site. Based on the findings of the ESA a limited Phase II investigation was completed to evaluate the potential for subsurface impacts due to historical site and off-site operations. The report also cited the following items of concern: (1) potential presence of lead based paints (LBP) and asbestos containing materials (ACM); and (2) historical documentation that the groundwater has been affected by sites lying upgradient approximately ½ mile north of the subject property.

Phase II

A Phase II was completed on February 6, 2009, to investigate the subject property for any resultant environmental issues associated with historical site and off site conditions referred to in the Phase I report. The field investigation identified an excess level for arsenic; however, the detections in three other soil samples from the site were within the range of those commonly observed at sites across California.

Elevated concentrations of several constituents associated with oil and gas (e.g., hexane, benzene, toluene, ethylbenzene, and xylene compounds) were reported in soil gas samples. However, the subsurface conditions at the site were determined not likely to pose a threat to human health in terms of indoor air intrusion. The report indicated that the detections may reflect broad subsurface impacts associated with oil and gas releases. However, total petroleum compounds (TPH) were not detected in any of the onsite soil samples, and no other evidence of TPH impacts in soils were observed during the field investigation. As such, the AOC's Environmental Analyst determined that the elevated detections were probably not associated with the former oil and gas well given the relatively low detections found in the two known soil gas locations.

Building Assessment

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted an initial site visit of the Court Facility on June 24, 2008, to assess the general condition of the property. Staff has since made additional visits to the site to monitor the condition of the Court Facility. OCCM concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

Seismic Safety Assessment of the Improvements

Licensed structural engineers performed a Tier I seismic safety assessment of the Court Facility in July 2003, and inspected and evaluated the Court Facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers.

The Tier I assessment determined that Court Facility has a seismic safety rating of Level V, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994, which is an acceptable seismic safety rating for the transfer of the title to the Court Facility to the State under Government Code Section 70327. The Transfer Agreement provides indemnification to the State for seismic related damage and injury per Government Code Section 70324.

Other:

- The County adopted a Resolution on November 18, 2008, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State.
- The Transfer Agreement requires that delivery of title to the property to be free and clear of any mortgages or liens.
- The AOC is not aware of any pending lawsuits or implied dedication concerning the property.
- The Joint Occupancy Agreement (JOA) includes among other provisions, the Council's rights of first refusal and rights of first offer in favor of the County and Council to expand into and occupy the real property in accordance with Government Code Section 70342(e).
- The JOA provides that the County's equity interest in the real property will be compensated should the AOC sell or release title to the real property after the transfer of title. The equity for the surplus courthouse site; however, will be allocated differently than other portions of the real property. For the surplus courthouse site, the County will transfer 70 percent of the equity to the Council and retain the remaining 30 percent.
- The County has assigned its interest to three Lease and License Agreements that represent certain occupants in the court exclusive-use or common areas. These assigned Lease/License Agreements are dated November 18, 2008, and can be cancelled upon 30-days notice.
- The County has agreed to indemnify the State for any liability imposed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property.

- The Phase I report indicates that it is likely that there are potential concerns for LBP and ACMs in the building. Prior to any structural changes or renovations, all appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of these materials. In addition, prior to any ground disturbing activities, appropriate local, state, and federal rules/regulations will be followed with respect to handling and possible disposal of contaminated soil.
- The terms of the Transfer Agreement states that the County will continue to own and maintain, and the State will have uninterrupted use of and access to the Building Software and telecommunications system and associated hardware.
- It should be noted that the seismic evaluation has determined that in the event of seismic disturbance the facility may pose significant risk to persons and property which could create substantial liability to the State of California. However, the Transfer Agreement provides indemnification to the State for seismic related damage and injury per Government Code Section 70324.
- In accordance with the Act, the Transfer Agreement provides for the transfer of parking spaces in the number and type as was made available for court use as of October 1, 2001.
- There is no relocation assistance associated with this court transfer.
- There are no historic issues associated with the Court Facility.

Staff Recommendation: **Authorize the acceptance of real property through a transfer of title.**

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
WALNUT CREEK/DANVILLE COURTHOUSE
CONTRA COSTA COUNTY

AOC Facility Number 07-C1, DGS Parcel Number 10583

Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with Section 70301 of the Government Code, as amended.

Consider accepting real property through a transfer of title

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
Walnut Creek/Danville Courthouse
Contra Costa County

Action Requested

If approved, the requested action would authorize the acceptance of real property through a transfer of title.

Scope Description

This transaction is within scope. The County of Contra Costa (County) is transferring fee title in and to the Court Facility commonly known as the Walnut Creek/Danville Courthouse located at 640 Ygnacio Valley Road in Walnut Creek, California (Court Facility), to the State of California (State) acting by and through the Judicial Council of California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement between the Council, AOC, and the County for the Transfer of Responsibility and Title for the Court Facility dated December 29, 2008 (Transfer Agreement). The Court Facility consists of approximately 1.5 acres of real property

improved with a two-story building, parking area, and associated landscaping. The Walnut Creek/Danville courthouse was constructed in 1975 and consists of approximately 24,500 square feet. The Superior Court will occupy 100 percent of the Court Facility. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Funding and Cost Verification

This transaction is within cost. The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to the Trial Court Facilities Act of 2002 (the Act). The only costs associated with acceptance of this no-cost acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 21, 2007. The 35-day statutes of limitation period expired on June 25, 2007, without challenge.

Project Schedule

The estimated close of escrow is April 2010.

Condition of Property

A Phase I Environmental Site Assessment and seismic assessment were completed on the Court Facility. The following findings were made:

Phase I:

A Phase I was completed in May 2007 to evaluate significant environmental, health, and safety conditions impacting the interior and exterior of the court facility. The report also cited the potential presence of lead based paints (LBP), asbestos containing materials (ACM), and polychlorinated biphenyl (PCB) containing fluids in the electrical equipment manufactured prior to July 1979. Two off-site recognized environmental concerns (REC) were identified: a car wash facility immediately west and a gas station facility southwest of the subject property. Both off-site RECs were listed in the Leaking Underground Storage Tank (LUST) database and are noted in the Phase I as having potential groundwater contamination impacts. However, the Regional Water Quality Control Board oversees monitoring wells on the subject property. In addition, the two off-site RECs are under County Department of Environmental Health review and oversight. Finally, the Court Facility drinking water quality should not be impacted because the facility is served by a public water delivery system. A September 2009 indoor air vapor intrusion analysis concluded no risks to human health beyond that posed by ambient conditions.

Building Assessment:

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted an initial site visit of the Court Facility on February 15, 2007, to assess the general condition of the property. Staff has since made additional visits to the site to monitor the condition of the Court Facility. OCCM concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

Seismic Safety Assessment of the Improvements:

In April 2003, licensed structural engineers performed a Tier I seismic safety assessment of the Court Facility which involved inspection and evaluation for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers.

The AOC determined that the building has a seismic safety rating of Level V as defined in the Risk Acceptability Table of the State Building Seismic Program developed by the Division of State Architect (April 1994). The building is transferring to the state pursuant to the provisions of Government Code section 70324 (SB 10) which provides that the County shall be responsible for any seismic-related damage and injury and shall indemnify, defend, and hold the State harmless from those claims.

Other:

- The County adopted a Resolution approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State on December 16, 2008, which requires that delivery of title to the property would be free and clear of any mortgages or liens.
- The County has agreed to indemnify the State for any liability imposed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.) or related provisions for any conditions at the time of transfer whether known or not known that existed in, on, or under the real property.
- The Phase I report indicates that it is likely that there are potential concerns for LBP, ACMs in the building, and PCB containing fluids in the electrical equipment manufactured prior to July 1979. Prior to any structural changes or renovations, all appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of these materials. The AOC will also seek all available information from the County for the ACMs, LBP, and PCBs at the site. In absence of such data availability the AOC will conduct survey of possible hazards prior to any modification, or demolition.
- It should be noted that the seismic evaluation has determined that in the event of seismic disturbance the facility may pose significant risk to persons and property which could create substantial liability to the state. However, the Transfer Agreement provides indemnification to the State for seismic related damage and injury per Government Code Section 70324.
- The terms of the Transfer Agreement state that the County will continue to offer its information technology and telecommunication services to the State. Effective as of the closing, the AOC grants the County rights of ingress, egress, and access to all parts of real property to which any component, subcomponent, or connection to the technology or telecommunications systems is located.
- In accordance with the Act, the Transfer Agreement provides for the transfer of parking spaces in the number and type as was made available for Court use as of October 1, 2001.
- There are no historic issues, relocation assistance, or implied dedication associated with the Court Facility.

Staff Recommendation: **Authorize the acceptance of real property through a transfer of title.**

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW LAKEPORT COURTHOUSE, SEREGOW TRUST SITE
LAKE COUNTY
AOC Facility Number 17-F1, DGS Parcel Number 10637

*Authority: Chapter 311, Statutes of 2008
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (3)*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Lakeport Courthouse, Seregow Trust Site

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of approximately 5.7 unimproved acres situated at 675 Lakeport Boulevard in the City of Lakeport. The purpose of the proposed acquisition is to construct a new 4-courtroom, 50,000 square foot facility and associated improvements for judicial, administrative, and related uses by the Superior Court of California. The project will include surface parking as well as secure parking for judicial officers and staff.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (3) provides \$2,610,000 for land acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California (Council), acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. The CEQA documentation will be submitted with a future request for acquisition authorization.

Project Schedule

Estimated close of escrow	December 2010
Approve preliminary plans	May 2012
Complete working drawings	January 2013
Complete construction	January 2015

Condition of Property

On January 27, 2010, Department of General Services (DGS) staff conducted a site visit to assess the general condition of approximately 5.7 unimproved acres located at 675 Lakeport Boulevard, Lakeport. The property is bounded by Lakeport Boulevard to the north, the Lake County Visitor's Information Center and Chamber of Commerce to the west, a commercial building to the east, and unimproved land and a storage facility to the south. The parcel is fenced with an access gate at the northeast corner. Topography consists of a steep slope dropping down to a level terrace that covers most of the parcel. The terrace surface consists of grasses, forbs, weeds, rocks, and gravel. Additional site features include a dirt access road at the southern and eastern sides, a drainage culvert and ditch with drop inlet is along the southeast portion, and a drainage channel on the north side.

No potentially adverse environmental conditions were observed. A December 2009 Phase I Environmental Site Assessment identified no Recognized Environmental Conditions in connection with the subject property.

Other:

- The proposed site meets the Council's size, location, and compatibility requirements.
- The acquisition price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal.
- The property is located within a Redevelopment Agency (RDA) plan area. If the proposed site proceeds to the acquisition phase, the RDA will be requested to enter into a Memorandum of Understanding or adopt a Resolution wherein the RDA waives for the state courthouse project any restriction and control rights it may have under its current or future redevelopment plans or other implementing documents.
- There are no historic issues, implied dedication, or no relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
RENOVATE FRESNO COUNTY COURTHOUSE
FRESNO COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
Renovate Fresno County Courthouse

Action Requested

If approved, the requested action would establish scope, cost, and schedule.

Scope Description

This renovation project will provide a modern, secure courthouse for criminal proceedings for Fresno County. The renovated facility will increase capacity for in-custody holding in appropriately-sized space, provide some improved secure circulation for court staff and visitors; and provide a single point of public entry into the building with expanded security screening. In addition, it will improve the safety of the building by providing a seismic retrofit; improve on-going efficiencies in maintaining the building by upgrading the mechanical, electrical, plumbing, and fire and life safety systems using sustainable practices; improve public access to services and staff accessibility by providing ADA accessibility upgrades. Currently, the court occupies 154,000 square feet (sf) of a 213,700 sf facility. Once the B.F. Sisk Renovation is completed (late 2010), the County Probation Department and Family Law functions will move from the Fresno County Courthouse and other leased space into the B.F. Sisk Courthouse. The court will then occupy 167,000 sf of the facility. The Fresno Courthouse will then be renovated to exclusively handle all criminal cases for Fresno County. A transfer of responsibility has taken place and a transfer of title will occur once the B.F. Sisk facility is completed and the 8th floor is vacated. Approval of preliminary plans will be subject to the State Public Works Board's (Board) review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On January 22, 2010, the Judicial Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$111,361,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that preliminary plans and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$111,361,000 total estimated project cost

\$111,361,000 project costs to be allocated: \$4,302,000 preliminary plans, \$6,142,000 working drawings, and \$100,917,000 construction (\$87,664,000 contract, \$6,136,000 contingency, \$3,101,000 A&E, and \$4,016,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Approve preliminary plans	August 2011
Complete working drawings	June 2012
Complete construction	October 2015

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SANTA BARBARA CRIMINAL COURTHOUSE
SANTA BARBARA COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Judicial Council of California
Administrative Office of the Courts
New Santa Barbara Criminal Courthouse
Santa Barbara County

Action Requested

If approved, the requested action would establish scope, cost, and schedule.

Scope Description

This project will consolidate eight criminal courtrooms and a jury assembly space presently located in three facilities in downtown Santa Barbara: the Anacapa Historic Courthouse, the Figueroa Courthouse, and the Jury Assembly Building. This project provides a modern, secure criminal court facility and creates operational efficiencies through the new courtroom design. The New Santa Barbara Criminal Courthouse will provide criminal and traffic court functions (including arraignments and trials) and provides basic services currently not provided to Santa Barbara area court users due to space restrictions. The new eight-courtroom, 97,300 square foot facility will have support spaces, in-custody holding cells, a basement sallyport, jury assembly and jury staff space. Secure parking for 11 vehicles, a sallyport, and in-custody holding will be located at the basement level. The project will include ten surface parking spaces designated for short-term use for visitors and ADA accessibility and 240 parking spaces in a parking structure to support court users. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$41,541,000 to purchase an approximately 2.4 acre site. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On January 22, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$151,988,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of acquisition and preliminary plan funds are subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$151,988,000	total estimated project cost
\$151,988,000	project costs to be allocated: \$41,541,000 acquisition, \$5,058,000 preliminary plans, \$6,772,000 working drawings, and \$98,617,000 construction (\$87,529,000 contract, \$4,376,000 contingency, \$1,660,000 A&E, and \$5,052,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	February 2012
Approve preliminary plans	November 2012
Complete working drawings	July 2013
Complete construction	October 2015

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
RENOVATION AND ADDITION TO WILLOWS HISTORIC COURTHOUSE
GLENN COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Judicial Council of California
Administrative Office of the Courts
Renovation and Addition to Willows Historic Courthouse

Action Requested

If approved, the requested action would establish scope, cost, and schedule.

Scope Description

This project will provide a modern, secure courthouse with three courtrooms for the residents of Glenn County, improving the existing deficient court facility and consolidate the two court facilities in Willows with the Orland facility to create operational and service efficiencies. The renovated and expanded courthouse will be approximately 44,800 square feet (sf), including a 29,000 sf addition, and provide for all case types. The expanded facility will also provide basic services not currently provided to Glenn County residents due to space restrictions. The project includes acquisition of approximately 0.3 acres from Glenn County adjacent to the existing Willows Courthouse for the building expansion and 0.5 acres of land nearby for a new 50-car surface parking lot. In addition, the Judicial Council of California (Council) is requesting \$1,693,000 to acquire the 0.5 acre site for the parking lot and to provide funds for an equity buy-out of the County for their space in the Willows Branch Main Courthouse. The County is donating the 0.3 acres for the expansion. It is the expectation of the State Public Works Board (Board) that the purchase price of the 0.5 acres and the equity buy-out of County space will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On January 22, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$46,229,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of acquisition and preliminary plan funds are subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$46,229,000 total estimated project cost

\$46,229,000 project costs to be allocated: \$1,693,000 acquisition, \$2,021,000 preliminary plans, \$2,688,000 working drawings, and \$39,827,000 construction (\$33,785,000 contract, \$2,365,000 contingency, \$1,394,000 A&E, and \$2,283,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	February 2012
Approve preliminary plans	January 2013
Complete working drawings	July 2013
Complete construction	August 2015

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK
ABF NORTHERN INHOLDINGS, RIVERSIDE COUNTY
DGS Parcel Number 10610, DPR Parcel Number 014934

Authority: Section 2787 (a) (2) of the California Fish and Game Code

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park
ABF Northern Inholdings
Riverside County

Action Requested

If approved, the requested action would authorize acquisition

Scope Description

This project is within scope. The proposed acquisition consists of approximately 644 inholding acres within the boundaries of Anza-Borrego Desert State Park (ABDSP). Acquisition of this property will: (1) allow the State of California to preserve open space, (2) provide watershed protection, and (3) maintain the land in its natural state to support wildlife habitat preservation and conservation research.

Funding and Cost Verification

This project is within cost.

\$500,000 total acquisition costs

\$ 15,000 project costs previously allocated: (DGS staff costs, title and escrow)

\$515,000 project costs to be allocated: \$500,000 acquisition and approximately \$15,000 overhead costs (remaining Parks and DGS staff costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 29, 2009. The 35-day statutes of limitation period expired on June 3, 2009, without challenge.

Project Schedule

The estimated close of escrow is March 2010.

Condition of Property

In April 2009, Department of General Services (DGS) staff conducted a fly-over of the subject properties. While lacking boundary markings, the subject properties were located through the use of a GPS instrument and by visual confirmation from the pilot familiar with the local terrain. The subject properties are located in the northwest part of the Anza-Borrego Desert State Park (ABDSP) in southeastern California, totaling about 644 acres and grouped into two separate sites. Site 1 contains about 320 acres and Site 2 contains about 324 acres. Both sites are rectangular in shape, with about four miles of ABDSP land separating the two sites.

Site 1 is situated on the top and east face of Alder Canyon and Site 2 is situated on the south face of Horse Canyon. The sites' topography is moderately- to steeply-sloped. Ground cover includes desert scrub bush vegetation. No structures were observed on either site. The sites are considered very remote.

Two Phase I Environmental Site Assessment Reports were completed on January 2010, one for each site. Both Reports identified no data gaps or recognized environmental conditions. In addition, the Phase I reports did not identify any conditions indicative of the release or threatened release of hazardous substances on or in the subject properties.

Other:

- Delegated Site Selection was approved by the Board on February 9, 2010.
- The proposed acquisition of inholding parcels is essential to provide easier access for park staff thereby reducing the area of private property boundaries to patrol within the largest state park in California.
- The Department of Parks and Recreation (DPR) can absorb ranger patrol of these parcels with existing staff. Aerial patrol is routine within the park and will be utilized.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.

- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- Operating expenses are expected to be minimal and can be absorbed with existing District resources for the continued operation, any such changes will be addressed through the normal budget process.
- The Grantor, Anza Borrego Foundation (ABF) has provided support to DPR for over forty (40) years by acquiring land for ABDSP from willing sellers.
- An Agreement Restricting Use of Real Property between ABF and Parks will be recorded with the acquisition of the property. The intent of the Agreement is to preserve and enhance the property for the purpose of supporting the natural biological diversity and wilderness values of the property consistent with the terms of the grant funds previously used by Grantor in their acquisition of said lands. No grazing of livestock is permitted; no permanent alteration or construction of roads, structures, or other physical improvements unless essential to meet public health, safety, and public use needs; and no transfer of water from the Property or transmission of water across the property to locations outside the Park.
- The property has no recorded public legal access from a main highway or road; however, the property is accessible to adjacent Park property and by existing unpaved trails/roads.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SUGARLOAF RIDGE STATE PARK, STERN RANCH
SONOMA COUNTY
DPR Parcel Number 014861, DGS Parcel Number 10566

Authority: Chapters 171 and 172, Statutes of 2007, Item 3790-301-6051 (3.7)

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of General Services
Department of Parks and Recreation
Sugarloaf Ridge State Park, Stern Ranch
Sonoma County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (DPR) to accept approximately 632 acres of land as an addition to Sugarloaf Ridge State Park. The owner, the Trust for Public Land (TPL), is offering the property for 50 percent of its fair market value. This acquisition would help protect important natural resources of the Stern Ranch property, provide expanded outdoor recreation opportunities, benefit the Sugarloaf Ridge State Park by protecting view shed, connect the state park with Sugarloaf Ridge, and contribute to the long term protection and enhancement of the Sugarloaf region watershed.

Funding and Cost Verification

This project is within cost. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of the 2006 Bond Act (Proposition 84). The Budget Act of 2007 provides \$15 million for the purchase of properties without specifying specific parcels and the appropriation balance is sufficient to acquire the subject property in accordance with legislative intent.

\$1,035,000	total estimated project costs
\$1,035,000	total authorized project costs
\$ 15,000	project costs previously allocated: DGS staff costs for appraisal and acquisition review
\$1,020,000	project costs to be allocated: \$1,000,000 for acquisition and \$20,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 17, 2009. The 35-day statutes of limitation period expired on April 20, 2009, without challenge.

Project Schedule

The estimated close of escrow is April 2010.

Condition of Property

Department of General Services (DGS) staff conducted a site visit in February 2009. The 632 acre property consists of two parcels, with Sugarloaf Ridge State Park surrounding the property except for private property along a small portion of the northwest property line. The elevation ranges from about 900 feet to 1600 hundred feet. Bear Creek runs along the westerly boundary. Vegetation consists of trees and shrubs mixed with grasslands. Access is via a paved road running through the park. The improved portion of the property includes four houses, two of which are currently occupied by DPR staff. It is anticipated that these houses will remain for future occupancy as housing for park staff. There are also several outbuildings and a barn and garage, some of which are used for storage of materials. A six-foot high fence surrounds the residential area.

A Phase 1 Environmental Site Assessment was completed in June 2007, and reported no evidence of Recognized Environmental Hazards.

Other:

- TPL is offering the property, with no restrictions, to the State for 50 percent of the fair market value, as approved by the DGS.
- The project received delegated site selection on February 9, 2010.
- There is no implied dedication applicable to this property.
- The Property Acquisition Agreement does not include standard indemnification language. However, based on environmental reviews and historical use of the property, the DPR asserts

that the risk associated with accepting the acquisition without the standard indemnification provisions is relatively low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.

- In September 2007, DPR entered into a "Lease and Management Agreement" (Lease) with the owner of the property, TPL. In the Lease, TPL stated that it was their intent to sell the property to DPR, and that until such time both parties believed it to be in the best interest of the State to lease the property. The Lease gives DPR use of the property for an initial two-year period, with an expected termination date to match the date on which DPR consummates the purchase. The Lease can be terminated by either Party on 90-day notice.
- The Lease includes no rental payments, but requires DPR to manage the property at its own expense. Maintenance costs to date have been minimal and absorbed within DPR's support budget.
- Two of the four homes on the site are not habitable. Of these, DPR has indicated that the house in the worst condition, the tower house, is uneconomic to rehabilitate, and will likely be demolished at some future date. The other uninhabitable house, the farm house, could be made habitable for approximately \$70,000. Both houses will be made inaccessible to both public and staff until funding for repairs or demolition becomes available. DPR has indicated that the repairs needed for either house will not be added to the backlog of projects in the Deferred Maintenance Program.
- The DPR is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.
- Current access for ingress and egress is through the Park via permit issued by DPR to TPL. Upon acquisition, the permit will terminate and the property will be accessed from existing roads within Sugarloaf Ridge State Park.
- There is no relocation assistance involved with this project.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—9

**CALIFORNIA HIGHWAY PATROL (CHP) (2720)
CHP ENHANCED RADIO SYSTEM: REPLACE TOWERS AND VAULTS
VARIOUS COUNTIES**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 2720-301-0044 (1)*

Consider approval of preliminary plans for three of the fifteen sites

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

California Highway Patrol
CHP Enhanced Radio System Replace Towers and Vaults:
Various Counties

Action Requested

If approved, the requested action would approve preliminary plans for three of the fifteen sites.

Scope Description

This project is within scope. This project takes place at fifteen distinct sites. Scope common to all sites, as well as that unique to each site, is listed:

All sites - At a minimum, each site will include the construction of a self-supporting radio tower, foundation and associated support structure as well as the extension of underground utilities and, with the exception of Tassajara Peak, the demolition and removal of the existing tower. Each tower shall be built to meet essential services seismic standards, withstand winds of 100 mph, and have a 50-year serviceable life. In addition, there are the following improvements:

Anderson Peak - Site improvements include an ice shield over the existing fiberglass vault.

Black Mountain - New construction will include a small equipment vault, and an emergency generator with a new propane system. Demolition includes the removal existing footings and structures associated with the old tower.

Carson Caples - New construction will include a small equipment vault. The site does not require an emergency generator because it has an independent power source.

Dibble Hill - New construction will include a small equipment vault and an emergency generator.

Donner Beacon - New construction will include a small equipment vault with an emergency generator. Demolition includes the removal of the existing vault.

Gunsight Peak – New construction will include ice protection over the vault and a new fuel system. Site improvements include upgrading the vault's electrical system, removal of lead paint and sealing the vault's exterior. Demolition includes the removal of two additional radio towers and propane tanks.

Hamaker Mountain – New construction will include an ice shield over the existing vault. Demolition includes the removal of one additional radio tower.

Happy Camp - New construction will include a small equipment vault with snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal of the existing vault and propane tank.

Leviathan Peak - New construction will include a medium equipment vault and a generator vault. Site improvements include the extension of approximately three miles of a utility power line.

Plowshare Peak - New construction will include a medium equipment vault, generator vault and fuel tank. Limited space on the site will require CHP to move into a temporary vault so that the existing vault and tower can be removed to make room for the new construction. Demolition includes the removal of the existing vault.

Pluto Mountain - New construction will include a small equipment vault with a snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal of the existing vault.

Slater Butte - New construction will include a small equipment vault with an emergency generator. Demolition includes the removal of the existing vaults and propane tanks.

Soda Ridge - New construction will include a small equipment vault with snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal existing footings and structures associated with the old tower.

Tassajara Peak - New construction will include a small equipment vault and an emergency generator. Demolition at this site is not necessary.

Toro Mountain - New construction will include a small equipment vault and an emergency generator.

Funding and Cost Verification

This project is within cost. The Budget Act of 2009 provides \$6.3 million (Motor Vehicle Account) for the preliminary plans and working drawings for tower and vault replacements as specified in Appendix A. The 2010 Governor's Budget proposes an additional \$28.0 million for construction. Presently, there is an estimated surplus that may result in construction savings based on the current environment.

\$ 6,334,000	total authorized project costs (preliminary plans and working drawings)
\$ 33,847,000	total estimated project costs
\$ 2,135,000	project costs previously allocated: \$2,135,000 preliminary plans
\$ 5,013,000	project costs to be allocated: \$1,482,000 preliminary plans, \$2,717,000 working drawings, and \$27,513,000 construction (\$21,554,000 contract, \$1,078,000 contingency, \$1,729,000 A&E, and \$3,152,000 other project costs)
\$ 503,000	estimated surplus

CEQA

Notices of Exemption were filed with the State Clearinghouse on January 29, 2010. The 35-day statutes of limitation expired on March 5, 2010, without challenge for the Gunsight Peak and Slater Butte. Since Hamaker Mountain is located in the state of Oregon on private property and is consistent with the local general plan, filing environmental documentation is not required.

Real Estate Due Diligence

The land for the three sites is leased from either a private party or the Federal government. These leases or special use permits are being extended through the year 2030. They contain extension clauses and can be extended another 10 years without a new agreement.

Project Schedule

Approve preliminary plans	March 2010
Complete working drawings	August 2010
Complete construction	August 2012

Other:

- This request is specific to the Gunsight Peak, Hamaker Mountain, and Slater Butte sites.
- While the construction schedule shows completion in August 2012 due to delayed demolition, the three sites will be fully ready for operation in October 2011.

Staff Recommendation: Approve preliminary plans for three of the fifteen sites.

CONSENT ITEMS

CONSENT ITEM—10

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS
HELIOS ENERGY RESEARCH FACILITY
ALAMEDA COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6440-301-0660 (2)

Consider approving preliminary plans for one of the two project components

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

University of California, Berkeley
Helios Energy Research Facility
Alameda County

Action Requested

If approved, the requested action would approve preliminary plans for one of the two project components.

Scope Description

This project is within scope. The Helios Energy Research Facility Project, as originally approved in the 2007 Budget Act, consisted of a single 144,000 gross square foot building housing research laboratory and office space for the Helios Energy Research Program (Helios Program), including the British Petroleum-funded Energy Biosciences Institute. Preliminary plans for the original design were approved by the State Public Works Board (Board) at its June 2008 meeting. Subsequently, the selected site's challenges and constraints, geotechnical, utility service and

environmental and anticipated legal challenges were greater than had been anticipated. Thus, UC determined that the research program objectives and the investment objectives of the State would

be best served by housing the Helios Program in two separate facilities, rather than one, located on more favorable sites. A Legislative scope change letter was processed on July 1, 2009.

The Board approved the scope change at its August 2009 meeting, allowing the project to be implemented as two distinct entities which, together, will accommodate all program elements as originally envisioned:

- **Helios Energy Research Facility** (formerly referenced as Helios West), a 64,300 assignable square feet (asf) building housing the Energy Biosciences Institute and complementary bioengineering programs, devoted to biofuels research and located adjacent to the cluster of existing bioscience and natural resource programs and facilities in the northwest quadrant of the Berkeley campus.
- **Solar Energy Research Center** (formerly referenced as Helios East), a 21,000 asf building housing research devoted to nanoscale photovoltaic and electrochemical solar energy systems, located within the Lawrence Berkeley National Laboratory campus on a site proximate to other facilities critical to nanoscale research.

In its request for a scope change, the campus committed to return to the Board for approval of preliminary plans reflecting the revised designs. This consent item presents the first of the two buildings, the Helios Energy Research Facility, which will provide 63,636 asf of wet and analytical research laboratories, research support space, offices, administrative support space, and an 80-seat conference room.

Funding and Project Cost Verification

This project is within cost. The Budget Act of 2007 appropriated \$70 million Public Buildings Construction Funds for the original Helios Energy Research Facility Project, which was subsequently divided into two projects/buildings via a scope change as discussed above. The new Helios Energy Research Facility Project's budget will utilize \$40 million of the \$70 million appropriated for the Helios program.

\$ 40,000,000	total authorized project costs (state lease revenue bonds)
\$143,846,000	total estimated project costs (state and campus funds)
\$ 15,620,000	project costs previously allocated: preliminary plans (campus funds)
\$128,226,000	project costs to be allocated: \$7,180,000 working drawings (campus funds) and \$121,046,000 construction (\$40,000,000 state lease revenue bonds and \$81,046,000 campus funds)

CEQA

A Notice of Determination was filed with the State Clearing House on January 21, 2010. The 30-day statutes of limitation expired on February 21, 2010, without challenge.

Real Estate Due Diligence

Real Estate Due Diligence is in process to determine whether there are title exceptions that would adversely impact the quiet enjoyment of the project area. Preliminary results show no issues.

Project Schedule

Approve preliminary plans	March 2010
Complete working drawings	June 2010
Complete construction	December 2012

Staff Recommendation: **Approve preliminary plans for one of the two project components.**

CONSENT ITEMS

CONSENT ITEM—11

**CALIFORNIA COMMUNITY COLLEGES (6870)
IMPERIAL COMMUNITY COLLEGE DISTRICT, IMPERIAL VALLEY COLLEGE
BUILDING 400 MODERNIZATION
IMPERIAL COUNTY**

Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 6870-301-6049 (4)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

California Community Colleges
Imperial Community College District, Imperial Valley College
Building 400 Modernization

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project renovates 8,321 assignable square feet (asf) of space in the 45-year old Building 400, and removes three buildings that are temporary and/or do not comply with current Americans with Disabilities Act and other building codes. Project space includes 4,417 asf lecture, 2,422 asf clinic/counseling service, 463 asf office, 889 asf Audio Visual/Television, and 130 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$4,808,000	total estimated project costs
\$4,808,000	total authorized project costs
\$ 98,000	state funds previously allocated: preliminary plans
\$2,306,000	state funds to be allocated: \$111,000 working drawings and \$2,195,000 construction (\$1,919,000 contracts, \$135,000 contingency, \$38,000 A&E, \$65,000 tests, and \$38,000 inspections, project administration)
\$ 98,000	local funds previously allocated: preliminary plans
\$2,306,000	local funds to be allocated: \$110,000 working drawings and \$2,195,000 construction (\$1,920,000 contracts, \$134,000 contingency, \$39,000 A&E, \$64,000 tests, and \$39,000 inspections, project administration)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 21, 2010. The 35-day statutes of limitation expired on February 25, 2010, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	March 2010
Complete working drawings	December 2010
Complete construction	August 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—12

CALIFORNIA COMMUNITY COLLEGES (6870)
SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, IRVINE VALLEY COLLEGE
LIFE SCIENCES BUILDING
ORANGE COUNTY

*Authority: Chapters 268 and 269, Statutes of 2008, Item 6870-301-0785 (2), as
reappropriated by the Budget Act of 2009
Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 6870-301-6049 (12)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

California Community Colleges
South Orange County Community College District, Irvine Valley College
Life Sciences Building, Orange County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project constructs a 2-story, 19,704 assignable square feet (asf) building to house the Life & Environmental Sciences programs. Project space will consist of 1,727 asf lecture, 14,562 asf lab, 1,716 asf office, 676 asf greenhouse, 411 asf meeting, and 612 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$19,307,000	total estimated project costs
\$19,307,000	total authorized project costs
\$ 584,000	state funds previously allocated: preliminary plans
\$16,793,000	state funds to be allocated: \$682,000 working drawings and \$15,386,000 construction (\$13,856,000 contracts, \$744,000 contingency, \$225,000 A&E, \$350,000 tests and inspections, and \$211,000 project administration), \$725,000 equipment
\$ 73,000	local funds previously allocated: preliminary plans
\$ 1,857,000	local funds to be allocated: \$78,000 working drawings and \$1,702,000 construction (\$1,527,000 contracts, \$25,000 contingency, \$21,000 A&E, \$32,000 tests and \$97,000 inspections, project administration), \$77,000 equipment

CEQA

A Negative Declaration was filed with the State Clearinghouse on September 30, 2005. The 30-day statutes of limitation expired on October 31, 2005, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	March 2010
Complete working drawings	June 2010
Complete construction	April 2012

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.